

1 MEETING OF THE
2 COASTAL MARSHLANDS SHORE PROTECTION COMMITTEE

3 July 18, 2025

4 9:30 o'clock A.M.

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8 GEORGIA DNR COASTAL REGIONAL OFFICE
9 IN THE SUSAN SHIPMAN LEARNING CENTER
10 ONE CONSERVATION WAY
11 BRUNSWICK, GEORGIA 31520
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A P P E A R A N C E S

COMMITTEE MEMBERS PRESENT:

WALTER RABON, CHAIRMAN
BRAD BROOKSHIRE
CHAD BARROW
DAVIS POOLE
DR. VALERIE HEPBURN

COASTAL RESOURCES STAFF PRESENT:

KARL BURGESS
JILL ANDREWS
JOSH NOBLE
PAUL TOBLER
DOUG HAYMANS
MAITLAND BASS
DIANA PATRICK

Also in Attendance:

VIA VIDEOCONFERENCING:

CLAIRE PROVANO, Attorney General Office

1
2 COMMISSIONER RABON: Good morning. We're at 9:30, and we
3 will now call the meeting to order.

4 I would like to welcome everyone for attending the
5 July 18th, 2025 meeting of the Coastal Marshlands Protection
6 Committee. We have one special guest that I would like to
7 introduce. And we have Claire Provano online from the Attorney
8 General's office.

9 The order for the projects is as stated on the final agenda
10 that you should have there before you. Today we have three
11 projects for the Coastal Marshlands Protection Act applications.

12 The first is a Coastal Marshlands Protection Act, Seabrook
13 Village Foundation, Inc. C/O Krystal B. Hart, construction and
14 maintenance of a living shoreline and fishing pier, 7162 Island
15 Highway, Carrs Neck Creek, Midway, Liberty County, Georgia.

16 Our second project will be a Coastal Marshlands Protection
17 Act, The Bluffs at Laurel View, LLC, construction and maintenance
18 of a community dock and bulkhead, The Bluffs at Laurel View,
19 Laurel View River, Liberty County, Georgia.

20 And then third, Coastal Marshlands Protection Act, David W.
21 Lang, modification of an existing marina in the St. Marys River,
22 Camden County, Georgia.

23 So at this time I would like to call for a motion to approve
24 the minutes from our March 7th, 2025 meeting.

25 DR. HEPBURN: I make a motion we approve the

1 March 7th meeting.

2 MR. POOLE: Second.

3 COMMISSIONER RABON: I have a motion. I have a second. All
4 in favor say aye.

5 COMMITTEE IN UNISON: Aye.

6 COMMISSIONER RABON: The motion passes.

7 Maitland, if you would please, bring our first project.

8 MS. BASS: Thank you, Commissioner.

9 Good morning, everyone. My name is Maitland Bass.

10 The applicant for the Coastal Marshlands Protection Act
11 permit application is Seabrook Village Foundation, Inc.

12 The project is located at 7162 Islands Highway, Carrs Neck
13 Creek, Midway, Liberty County, Georgia.

14 The proposed project is to construct and maintain a living
15 shoreline and fishing pier.

16 I would now like to introduce the agent Sam LaBarba from
17 LaBarba Environmental Services to present the project.

18 MR. LABARBA: Good morning. Thank y'all for coing here
19 today.

20 This project is located at Martha Randolph Stevens Park.
21 It's a 12-acre recreational site locally known as The Landing.

22 This shoreline is currently unprotected and is experiencing
23 active erosion. There are no water dependent structures on the
24 property.

25 The proposed project consists of constructing and

1 maintaining a 243 linear feet of living shoreline and a fishing
2 pier.

3 The bank of the creek will be graded to establish a two to
4 one to three to one slope. The newly sloped bank will begin at
5 approximately five feet landward and end ten feet seaward of the
6 CMPA jurisdiction line.

7 Once the desired slope is established, the shoreline will be
8 stabilized with 4,913 square feet of Flexamat, a vegetated
9 concrete block mat that will be anchored using U anchors.

10 The toe of the slope will be protected by the placement of
11 420 square feet of riprap.

12 Once the Flexamat and riprap are installed, 328 square feet
13 of oyster tables will be installed landward of the riprap toe
14 where oyster recruitment is most prevalent. 434 square feet of
15 oyster bags will be installed on the outer edge of the project
16 area for scour protection. The bags will be placed starting on
17 the Flexamat and extending over the Flexamat edges.

18 *Spartina alterniflora* will be planted throughout the
19 shoreline for a total coverage of 3,731 square feet.

20 The total impacts to coastal marshlands for the proposed
21 living shoreline are 5,340 square feet or 0.12 acre and will
22 include 121.55 cubic yards of fill.

23 The proposed fishing pier will consist of a 5-foot by
24 18-foot fixed wooden walkway which will extend seaward from the
25 upland, and it will transition into a 14 by 28-foot fixed deck.

1 The fishing pier will extend approximately 7 feet into Carrs
2 Neck Creek where it is 35 feet wide at Mean Low Water.

3 The proposed pier facility will impact approximately 444
4 square feet of coastal marshlands.

5 The total impact to coastal marshlands for the proposed
6 living shoreline and fishing pier will be 5,784 square feet, and
7 will include 121.55 cubic yards of fill.

8 The upland component of the project is 4,008 square feet,
9 and consists of a 5-foot by 6-foot concrete landing, a 5-foot by
10 20-foot aluminum ramp, and a section of the fixed wooden walkway
11 which is 38 square feet, and an existing 3,840 square feet
12 pervious parking area.

13 The proposed permanent structures within the 50-foot
14 marshlands buffer, includes a 250 square foot, are limited to the
15 concrete landing, the aluminum ramp, and a portion of the fixed
16 wooden walkway.

17 All upland impacts associated with the living shoreline were
18 issued a Buffer Variance under the File Number CMV by EPD.

19 MS. BASS: The public notice of the Coastal Marshlands
20 Protection Committee ran from June 11th, 2025 to July 10th,
21 2025. Two comments in support of the project were received.

22 Should the Committee determine the proposed project to be in
23 the public interest, the Department Staff to the Committee
24 recommend the following special conditions:

25 Permittee must install manatee awareness signage during

1 construction of the facility. The permittee shall adhere to
2 standard manatee conditions and procedures for aquatic
3 construction as approved by the Savannah District Office of the
4 U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and
5 the Georgia DNR.

6 No. 2, no dredging is allowed in association with the
7 project.

8 And No. 3, the permittee may be required to provide a
9 post-construction survey. Such survey shall comply with the
10 Georgia Plat Act.

11 COMMISSIONER RABON: Thank you, Maitland.

12 We've got a couple of people that have signed up for public
13 comment. I would like to remind those individuals, if you would,
14 try to keep your comments to three minutes, and your comments
15 should be specific to this project that's currently being
16 reviewed.

17 With that being said, I'll call on Ms. Courtney Reich.

18 MS. REICH: Good morning. My name is Courtney Reich. I am
19 the Coastal Director for the Georgia Conservancy. And I want to
20 thank you for allowing me to speak today.

21 I'm here to speak in favor of this project. Georgia
22 Conservancy has been working for about two years with the
23 Seabrook Village Foundation on this living shoreline project.

24 Of course, Seabrook Village has invested the time to restore
25 their community center, and then discovered after that

1 restoration that this erosion was rapidly progressing toward the
2 building and threatening the building and their ability to
3 actually use the site. It's really threatening just the original
4 footprint of this site.

5 The Georgia DNR Coastal Resources Division Staff has been
6 really wonderful in working with us for these last two years on
7 this project, as well as the rest of the consulting team, which
8 of course, included Sam who is here today to present on this
9 project. It's really been a community effort. We're excited to
10 see it move forward.

11 We are also working with the Savannah State University to do
12 monitoring on this project. Hopefully that data will inform
13 further projects, living shoreline projects in the future.

14 So we again want to thank you for your consideration of this
15 project, and hope that you will approve it.

16 COMMISSIONER RABON: Thank you.

17 We have Ms. Inman.

18 MS. INMAN: Good morning. I'm Susan Inman, Coastal Advocate
19 for One Hundred Miles. We're a nonprofit organization that works
20 to protect the coast through education, advocacy and civic
21 engagement.

22 And I wrote a letter in support of this project.

23 The Seabrook Island Village Foundation, one of their members
24 is Meredith Devendorf Belford, who is actually the daughter of
25 whom this area is named after, Meredith Randall Stevens.

1 And Merry continues the family legacy in her efforts to
2 provide natural spaces for the community and the wildlife. And
3 this is a project that definitely provides that.

4 And she's following in her mom's footsteps with her
5 continued stewardship with the coast, and she sets example of
6 what can be done in Georgia's coast and in this area.

7 Thank you.

8 COMMISSIONER RABON: Thank you.

9 Would the agent like to respond?

10 MR. LABARBA: I fully support our supportive comments.

11 COMMISSIONER RABON: I had a feeling you would.

12 Maitland, any response from Staff?

13 MS. BASS: No.

14 COMMISSIONER RABON: Similar. Okay.

15 At this point in time, is there any questions or
16 deliberations from the Committee.

17 MR. POOLE: No deliberations. I do have a question.

18 Sam, on the living shoreline, when you look at the diagram
19 and it goes down to where the fishing pier ends, the property
20 extends beyond that. Is there a reason the shoreline doesn't
21 continue?

22 MR. LABARBA: That's why the erosion ends. So beyond that
23 point, there is a thriving marsh in front of the shoreline. So
24 it's just not needed. We stopped where the erosion was
25 occurring.

1 MR. POOLE: Okay. Thank you.

2 COMMISSIONER RABON: Any other questions?

3 Well, I call for a motion.

4 DR. HEPBURN: I think we as the Committee want to commend

5 Sam, and your client, the Staff, and the advocacy groups for

6 working together for a real positive solution that is in keeping

7 with our goal to do living shorelines where they are possible.

8 They aren't always possible, and this one worked that way.

9 So thanks for what you guys have done. And I make a motion

10 to approve the project.

11 COMMISSIONER RABON: I have a motion from Dr. Hepburn.

12 MR. POOLE: Second.

13 COMMISSIONER RABON: I've got a second. Any other

14 questions?

15 Hearing none, I call the motion to a vote. All in favor say

16 aye.

17 COMMITTEE IN UNISON: Aye.

18 COMMISSIONER RABON: Any opposed like sign?

19 Hearing none, the motion passes.

20 Paul, present our second project of the morning.

21 MR. TOBLER: Thank you, Mr. Commissioner.

22 Good morning, y'all.

23 We have a CMP application. The applicant is The Bluffs at

24 Laurel View, LLC. The project location is the Laurel View River

25 in Liberty County, Georgia.

1 The proposed project is to construct and maintain a
2 community dock and bulkhead on the Laurel View River in Liberty
3 County, Georgia.

4 And I would like to introduce the agent for the project, Sam
5 LaBarba.

6 MR. LABARBA: The project site consists of an undeveloped
7 one acre parcel of land designated as the Dock Area, and
8 adjoining tract of undeveloped land to the west, tax parcel ID
9 320001.

10 There's currently no bank stabilization in place, and there
11 has been active tidal erosion observed at the interface between
12 the upland and marsh.

13 Here's a view of the photos of the shoreline, the left one
14 being from a drone model, and the right one being a site
15 photograph. It's another ten to eleven foot bluff with a little
16 steeper in some spots where it's just a straight drop. And you
17 can see on the right side of the right photo how many trees had
18 fallen.

19 The proposed community dock -- there's also a community dock
20 associated with the project, and the community dock will
21 originate from the dock area parcel. The dock will consists of a
22 6-foot by 200-foot walkway leading from the upland to the a
23 20-foot covered fixed deck.

24 Two 3-foot by 20 ramp will extend from the east and west
25 sides of the fixed deck to access two 10-foot by 60-foot floating

1 docks extending upstream and downstream of the fixed deck. The
2 proposed community dock will impact approximately 2,857 square
3 feet of of coastal marshlands.

4 A 222.5 linear-foot portion of the bulkhead will be located
5 along the entire shoreline of the parcel labeled the Dock Area.
6 And a 149.5 linear-foot portion of the bulkhead will be extended
7 to the adjoining parcel to the left, and will impact
8 approximately 373.9 square feet of coastal marshlands.

9 Immediately seaward of the bulkhead will be approximately
10 2,791 square feet or 155 cubic yards of riprap on the toe for
11 scour protection. The total impacts to coastal marshlands for
12 the proposed shoreline stabilization are 3,164.9 square feet.

13 The upland component of the project totals 28,112 square
14 feet for both parcels.

15 The proposed permanent structures within the 50-foot
16 Marshlands buffer include a tie-back system for the bulkhead,
17 which will consist of 47 vertical pilings, 423 square feet of
18 horizontal piling, and 423 square feet of tie rods. A 63-square
19 foot portion of the dock walkway, 396 square foot portion of a
20 gravel walkway, and 1,890 square feet of the gravel parking areas
21 are also located on the upland component.

22 COMMISSIONER RABON: Thank you, Sam.

23 MR. TOBLER: The public notice of the Coastal Marshlands
24 Protection Committee ran from June 11th, 2025 to July 10th of
25 2025. One comment was received during the public notice period.

1 The comment expressed concerns with lack of county approval,
2 increase in erosion, parking lot locations, and dock and bank
3 stabilization design. The agent has responded to the comment.

4 So should the Committee determine the proposed project is in
5 the public interest, the Department Staff recommends the Coastal
6 Marshlands Protection Act standard conditions and the following
7 special conditions:

8 No. 1, the permittee must provide executed restrictive
9 covenants to the Department precluding private recreational docks
10 on the nine riparian lots prior to construction.

11 No. 2, the permittee must also include the bulkhead in the
12 required post-construction survey upon completion of the
13 permitted activity. Such survey shall comply with the Georgia
14 Plat Act.

15 Thank you.

16 COMMISSIONER RABON: Thank you, Paul.

17 We have one person that has signed up. Ms. Inman.

18 MS. INMAN: I also printed off some maps. I have only six
19 copies to show you what I'm talking about. And you will need to
20 share those.

21 Now, I'm Susan Inman, Mid Coast advocate with One Hundred
22 Miles. And I will skip with my mission, because you've already
23 heard it, and no one in the room has changed.

24 So as you know, Georgia Code 12-5-286 (g) requires Committee
25 to consider public interest and not permit projects that

1 reasonably harm or obstruct public resources.

2 We did submit a letter opposing the application as it's
3 currently -- in its current form, and offered suggestions to
4 improve it for the benefit of both landowner and the marshlands
5 which this Committee is charged with protecting.

6 Despite what was stated in the response to our letter, no
7 one from applicant's team reached out to our organization.

8 First, the community as described in this application sounds
9 great. There's ten lots and only one dock. And each lot is ten
10 acres. That's a dream. That's a dream for a conservation
11 organization, I think, for this community to see something like
12 that proposed.

13 But what's missing are the key documentations to approve
14 this. One, there wasn't an address listed when this was provided
15 to you all. And two, just like the Staff recommended, there were
16 no restrictive covenants limiting docks on the nine private lots
17 included in this package. These documents should be given to you
18 before approval.

19 Second of all, we recommend shortening the dock due to
20 potential future impacts on navigation. And as you know, we have
21 the 100-foot buffer, Georgia Code 52-2-17 (f), where if you're
22 outside the 100-foot you can continue the navigation speed, but
23 if you're within 100 feet, you do have to go to idle speed.

24 So with anticipated growth, which is in some of the maps
25 that I gave you, which is in between 95 and this property, so on

1 the same river, and with the natural shoaling on other maps that
2 I gave you, the 200-foot dock could increase -- decrease
3 navigation on the Laurel View River.

4 And again, the depth map that I provided does show it's a
5 great area for a dock because it's deep water. Fantastic. But
6 if you look to the north side of the river that's shoaling, and
7 as you know, the river flows, it's only going to increase
8 shoaling.

9 So third, we urge these living shorelines instead of a hard
10 bulkhead since it clearly show the bulkheads can cause erosion up
11 and downstream. Still there is current examples of bulkhead
12 erosion that's actively seeking a permit for repairs. This is
13 also the first project on this stretch of the river that sets
14 precedence for this river.

15 You can see that with the concept plan that I have in front
16 of you. So let's start with the right example.

17 In closing, this proposal has potential, has potential with
18 a few improvements. And I look forward to seeing this community
19 stand as an example for what this area needs to look like and to
20 be managed.

21 And I thank you for your time.

22 COMMISSIONER RABON: Thank you, Ms. Inman.

23 Sam, would you like to respond?

24 MR. LABARBA: Thank you for your comments. And as far as
25 the address, I think maybe why an address may have not been

1 contained, until the property has an electric, they can't --
2 there is no address that can't get electric. There is no
3 structure there. So there's no reason for the dock area lot to
4 have a physical address.

5 In terms of restricting the other lots that are going to
6 have access to this community dock, DNR and our Staff have had
7 that discussion. And the client has agreed to follow restrictive
8 covenants which can be made a condition of the permit so that it
9 will reduce from ten individual docks into the one community
10 dock.

11 And in terms of extent into the river, so the measurements
12 that we have on our drawings, that river is 1,120 feet wide. So
13 that the extent into the waterway, this is a massive river.
14 There shouldn't be any obstruction to navigation.

15 And any shoaling or anything that's occurring, I think it's
16 probably most likely be due to the erosion that's occurring
17 there. I don't think the dock is going to exacerbate any matter.
18 I think it will actually be resolved once that shoreline is
19 stabilized.

20 COMMISSIONER RABON: Okay. Paul, any response from Staff?

21 MR. TOBLER: I would just like to second everything Sam
22 said, and we discussed that after the comment came in. And we
23 agree with Sam.

24 COMMISSIONER RABON: Okay.

25 MR. TOBLER: Thank you.

1 COMMISSIONER RABON: Any questions or comments from the
2 Committee?

3 DR. HEPBURN: Sam, can you and maybe Paul, just talk a
4 little bit to the Committee about why the living shoreline isn't
5 an option with this property.

6 MR. LABARBA: Yes, sure. Can we go back a couple of slides
7 and try to find -- see if we can find a blown-up version. I
8 don't know we have a full property view. Now go forward again.
9 I'm sorry.

10 MS. PATRICK: That's okay. Let me know which one.

11 MR. LABARBA: Okay. You can kinda see on that one. You can
12 keep that one up.

13 I wish I had a pointer, but so that the north side of the
14 property here is where that erosion is occurring. And so
15 whenever we're looking at a site determining how to stabilize it,
16 and we always look at what options are available, which ones are
17 going to work best, with such a large bluff, ten plus feet, the
18 first problem we run into is how do we get a stable slope. And
19 that's achieved by either adding a massive amount of fill to the
20 marsh to get a two to one to a three to one, or carving out the
21 upland to kinda borrow from one side to give it to the other side
22 to get that slope.

23 So you can see where the boundaries are on this property.
24 It's a very small lot. So the first problem with scaling that
25 back, you know, we would have a ten to twelve-foot bluff, we're

1 going to have to come back ideally 30 feet for more in order to
2 get that slope, which there's just not enough room on the parcel.

3 And then that's kinda from a private property owner
4 standpoint. You don't want to give up all of your land. But
5 from an ecological standpoint, when you turn that corner on the
6 northeast side, you can see where the bulkhead and riprap ends.
7 And the jurisdiction line actually curves around, which make it
8 kinda like a peninsula.

9 That area is all thickly vegetated with the marsh. So if we
10 have a stable slope over here on the right, and then we carve out
11 30 feet on the left, in order to try to stabilize this, we're
12 going to destabilize all of this.

13 There's no way to get those slopes to tie in to each other
14 where you are not - you know, you might solve this, but you're
15 going to cause a devastation over here. And so it just didn't
16 make sense in this scenario.

17 This area is also with a waterway that big, there's
18 something called a *LiMWA*. It's a FEMA kind of assessment that
19 they did for the limit of moderate wave action. And so they've
20 looked at, you know, how -- what's the distance across waterways
21 and marsh, and in association with prevailing winds during
22 storms. And so we use that sometimes as a guide.

23 It's not the end all be all, but in this scenario it shows
24 that the shoreline susceptible to very severe wave action. And
25 so all of those things combined led to the decision this needs to

1 be a hardy structure.

2 And this was all done with Trent Long, who is the engineer
3 for the project. And so we had their input throughout the whole
4 thing. And between us, TR Long, the client, and DNR, no one
5 really felt that the living shoreline would work well in this
6 location.

7 MR. TOBLER: Yes. I'll just add to that to kinda second
8 what Sam. Fetch and flow tend to be limiting factors on living
9 shorelines. And there's really a lot of fetch here and a lot of
10 flow. And that was, even at a first glance when I got the
11 application that kinda was enough for me. And Sam backed it up
12 with the application afterwards. So we're on the same page.

13 DR. HEPBURN: Thank you both.

14 COMMISSIONER RABON: Any other questions or comments?

15 [NOTE: No response.]

16 COMMISSIONER RABON: I'll call the question.

17 MR. POOLE: I have a question. So you mentioned -- what was
18 the term you FEMA term you used?

19 MR. LABARBA: LiMWA, limited moderate wave action.

20 DR. HEPBURN: Don't get use to it because we're not going
21 to have a FEMA anymore. You have a LiMWA, but no FEMA; right?

22 [NOTE: Laughter.]

23 MR. POOLE: And you say basically the stabilization on the
24 right-hand side would destabilize potentially the left.

25 MR. LABARBA: Yes. Imagine your bluff is here, and then

1 this side goes off gradually in the marsh. We've carved out
2 this. Well, the marsh that stabilized over here based on the
3 upland is going to disappear.

4 So we would -- we would have to negatively impact more marsh
5 than could potentially grow back. It's just not -- it's just not
6 a good scenario for it.

7 MR. POOLE: And it appears you've gone through an extensive
8 exercise.

9 MR. LABARBA: Yes. Yes. And on that LiMWA zone, so
10 there's -- I don't know if Glynn County has anything, but certain
11 counties like Camden County. Now, if you're within that zone,
12 you're not allowed to add any structural fill to your property
13 because of that same tendency for that wave action. And so that
14 gives further support that you don't want to do this, you know,
15 some sort of just earth filling plan. You need a structure there
16 that's going to solidify it.

17 MR. POOLE: Okay. Thank you.

18 DR. HEPBURN: I have one final just to confirm. This
19 project will not proceed forward unless the special conditions
20 are met. So that you've got the restrictive covenant in it about
21 no private dock on the property.

22 MR. LABARBA: Yes. Yes.

23 MR. TOBLER: Yes, ma'am. That's correct. That is why they
24 executed the restrictive covenant before they can start.

25 DR. HEPBURN: Thank you.

1 COMMISSIONER RABON: Now I'll entertain a motion.

2 MR. POOLE: I make a motion that we approve the application

3 as submitted where the standard and special conditions.

4 COMMISSIONER RABON: I have a motion. Can I get a second?

5 DR. HEPBURN: Second.

6 COMMISSIONER RABON: I have a second. Any other questions?

7 MR. POOLE: I just have a comment.

8 COMMISSIONER RABON: Yes, sir.

9 [NOTE: Outside inference from the zoom

10 conference.]

11 MS. ANDREWS: Is she talking to us?

12 COMMISSIONER RABON: Did anyone online have a comment for

13 this project?

14 [NOTE: No response.]

15 COMMISSIONER RABON: It does not appear so.

16 Mr.Davis.

17 MR. POOLE: I would just ask going forward, I looked through

18 it and read this project multiple times including all of the

19 public comments. I want to say Tuesday to a certain extent. I

20 would just ask going forward that we respectfully, you know,

21 provide feedback and verifiable scientific evidence, and present,

22 especially with One Hundred Miles in the comments. I thought it

23 was kinda unusual to talk about heated rocks and so forth. I

24 would just like to see verifiable science.

25 I do admire the fact that we all work together. It sounds

1 like it. I would encouraged perhaps groups to work as well. As
2 Dr. Hepburn says, I think we work together to come up with a
3 viable solution. That's all.

4 COMMISSIONER RABON: Thank you, sir.

5 All right. We'll call the motion to a vote. All in favor
6 say aye.

7 COMMITTEE IN UNISON: Aye.

8 COMMISSIONER RABON: Any opposed?

9 [NOTE: No response.]

10 COMMISSIONER RABON: Project.

11 Paul, the last project.

12 DR. HEPBURN: We have now concluded Liberty County day. And
13 it's time to focus on Camden County.

14 MR. TOBLER: Thank you, Mr. Commissioner.

15 This project is a CMPA application for David W. Lang. The
16 project location is in downtown St. Marys, on the St. Marys
17 River, Camden County, Georgia.

18 The proposed project is to modify and maintain an existing
19 private marina along the St. Marys River in Camden County,
20 Georgia.

21 Now I would like to ask up once and for all Sam LaBarba.

22 MR. LABARBA: Thank you, Paul.

23 The existing marina was previously authorized by CMPA Permit
24 No. 350. The marina was damaged during Hurricane Irma, and has
25 since been partially repaired.

1 The existing building and deck are located directly adjacent
2 to the waterway, and extend seaward over the CMPA jurisdiction
3 line impacting approximately 5,453.2 square feet of coastal
4 marshlands.

5 There is an existing bulkhead and riprap on the property
6 that impacts approximately 2,817 square feet of coastal
7 marshlands.

8 And existing 103.9-square foot ramp extends east of the
9 fixed deck to access a 502 square foot floating dock.

10 Existing impacts to coastal marshlands total approximately
11 8,883.6 square feet.

12 A 80-foot by 50-foot ramp -- the proposed project consists
13 of a 80-foot by 50-foot ramp to a 10-foot by 18-foot ramp
14 landing.

15 A 5,525 square foot U-shaped floating dock comprised of two
16 10-foot by 235-foot floating dock.

17 Connected on the north by a 11-foot by 75-foot floating
18 dock. I'm sorry, it's kinda hard to describe.

19 What he is proposing is exactly what was there before the
20 hurricane. So there are no changes.

21 Coastal marshlands impacts, total coastal marshlands impact
22 total approximately 14,988 square feet or a net increase of 6,105
23 square feet.

24 The dock extends 173 feet beyond the Mean Low Water at a
25 point where the water way is 1,709 feet wide.

1 I just want to add that Mr.Lang is sorry he couldn't make it
2 today, but it is the middle of tourist season. And they have a
3 lot of ferries going back and forth to the island.

4 MR. TOBLER: Thanks, Sam.

5 The public notice of the Coastal Marshlands Protection
6 Committee ran from February 20th, 2025 to March 21st, 2025.
7 No comments were received during the public notice period.

8 Should the Committee determine that the proposed project is
9 in public interest, the Department Staff recommends the standard
10 Coastal Marshlands Protection Act conditions and the following
11 special conditions.

12 No. 1, upon completion of the construction of the marina,
13 the permittee must contact the Department for a water bottoms
14 lease prior to operation of the new facility.

15 No. 2, a permittee is required to provide a
16 post-construction survey of the complete project to the
17 department prior to the issuance of the water bottoms lease.
18 Such survey shall comply with the Georgia Plat Act.

19 Thank y'all.

20 COMMISSIONER RABON: Thank you, Paul.

21 No one from the public signed to speak to this project.
22 With that being said, any questions or comments from the
23 Committee.

24 MR. POOLE: I have one. Sam, you mentioned that they're
25 replacing exactly what was there before the hurricane.

1 MR. LABARBA: Yes.

2 MR. POOLE: But you are showing that increase.

3 MR. LABARBA: Because so much time as elapsed since the
4 damage occurred, because normally right after a hurricane,
5 Mr.Lang would have fixed it quickly, all of this would have been
6 done by a Letter of Permission.

7 The reason it's considered an increase in impact now is
8 because so much time as elapsed. The structure is not there. We
9 pushed for the LOP. So it does not increase. It just going back
10 to what was there before the hurricane.

11 MR. POOLE: Okay. Thank you. No further questions.

12 COMMISSIONER RABON: Any other questions or comments?

13 DR. HEPBURN: Again, I'm prepared to make a motion that --

14 MR. POOLE: I second that motion.

15 DR. HEPBURN: I'm absolutely - I think we need to approve
16 this project to put our treasured Lang's dock back in Camden
17 County.

18 COMMISSIONER RABON: I've motion to approve. Can I get a
19 second?

20 MR. POOLE: Second.

21 COMMISSIONER RABON: I have a second. Any other questions?

22 [NOTE: No response.]

23 COMMISSIONER RABON: Hearing none, we'll call the question.
24 All in favor say aye.

25 Aye.

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COMMISSIONER RABON: Opposed.

[NOTE: No response.]

COMMISSIONER RABON: Hearing none, the motion passes. Thank you.

MR. LABARBA: Thank you.

COMMISSIONER RABON: Looking to our agenda, we have no other business before the Committee. I would just like to thank the Committee members for being here and for reviewing these projects ahead of time.

And I would also like to thank the Staff for their hard work day in and day out in presenting these projects to the Committee.

With that being said, we'll now adjourn our meeting.

[NOTE: Meeting adjourned.]

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2 STATE OF GEORGIA,
3 GLYNN COUNTY.

4 C E R T I F I C A T E

5
6 I, Lora H. Carter, do hereby certify that the above and
7 foregoing pages is a true, complete, and accurate transcript of the
8 meeting of the CMPA scheduled for the 18th day of July, 2025 as stated
9 the captioned matter.

10 I further certify that I am a disinterested party to this
11 action.

12 This the 2nd day of August, 2025.

13 *Lora H. Carter*

14
15 Lora H. Carter

16
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